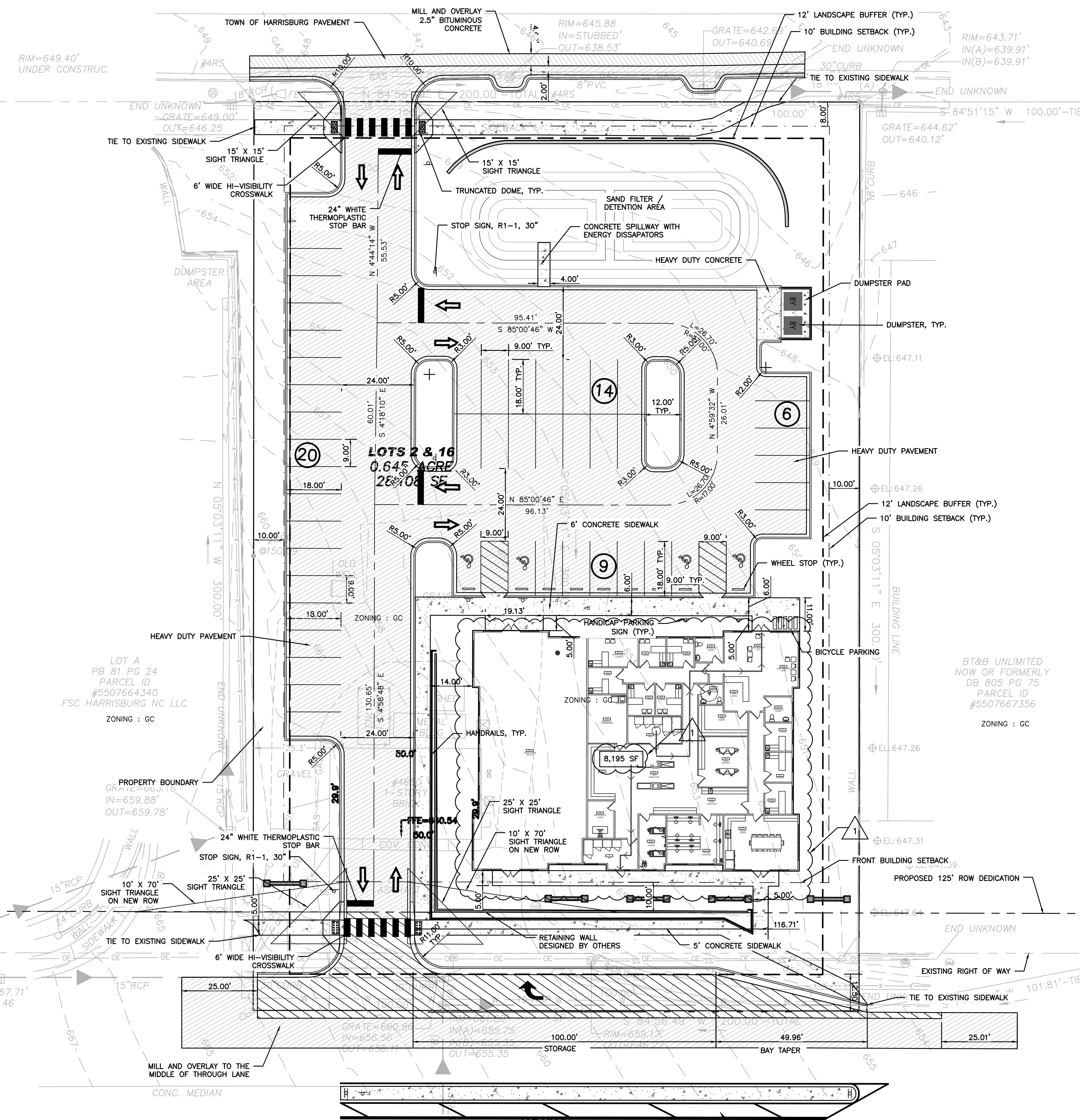
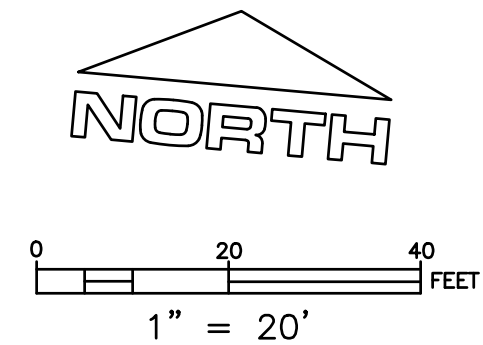


VICINITY MAP
NTS

- HEAVY DUTY PAVEMENT
- HARRISBURG PAVEMENT
- CONCRETE SECTION
- NCDOT PAVEMENT

MORRIS DRIVE
40' PUBLIC R/W
per MB 81 PG 24



TOTAL IMPERVIOUS AREA SUMMARY	
ASPHALT	22,061 SF
CONCRETE	3,298 SF
BUILDING	8,195 SF
CURB AND GUTTER	1,523 SF
TOTAL IMPERVIOUS AREA	34,372 SF
TOTAL SITE AREA	56,207 SF
PERCENT IMPERVIOUS	61.15%
MAXIMUM ALLOWED IMPERVIOUS	80.00%

MINIMUM AND MAXIMUM VEHICLE PARKING SPACES (TABLE 141.03.02-1)
VETERINARIAN OFFICE OR HOSPITAL SMALL ANIMAL PARKING REQUIREMENTS:
 MINIMUM SPACES:
 1 PER 500 SF GFA (1 * 5,500 SF / 500 SF = 11 MINIMUM SPACES)
 MAXIMUM SPACES: N/A
MEDICAL PARKING REQUIREMENTS:
 MINIMUM SPACES:
 1 PER 300 SF GFA (1 * 3,300 SF / 300 SF = 11 MINIMUM SPACES)
 MAXIMUM SPACES:
 1 PER 150 SF GFA (1 * 3,300 SF / 150 SF = 22 MAXIMUM SPACES)
 THEREFORE:
 MINIMUM SPACES REQUIRED = 11 + 11 = 22
 MAXIMUM SPACES = UNLIMITED + 22 = N/A
PARKING PROVIDED:
 49 PARKING SPACES (4 HC)
MINIMUM BICYCLE PARKING SPACES (TABLE 141.03.02-5)
 1 PER 5 REQUIRED PARKING SPACES
 (1 * 22 / 5) = 4.4
 5 SPACES PROVIDED

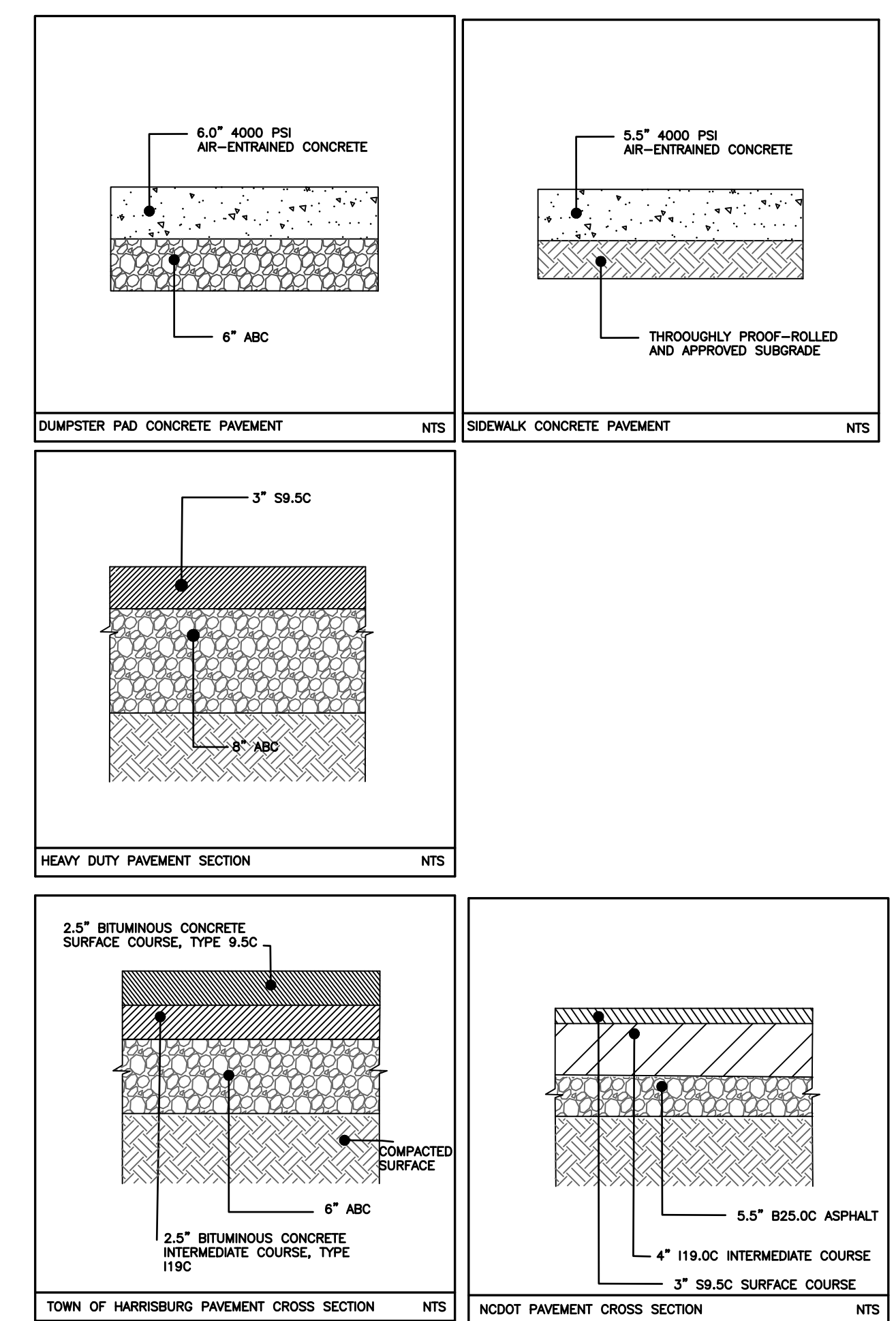
SITE DATA	
PARCEL ID NO.(S)	5507-66-5353 5507-66-6355
DEED INFORMATION	DB 16056 PG 0301 DB 16056 PG 0298
TOTAL SITE ACREAGE	1.29 AC
ZONING CLASSIFICATION	GC

NOTE: ALL ROOFTOP MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW FROM PUBLIC STREETS AND ADJACENT PROPERTIES.

NOTE: SIGN APPROVAL NEEDS TO GO THROUGH SEPARATE PERMITTING PROCESS.

NOTE: ANY DAMAGED EXISTING CURB AND GUTTER TO BE REPLACED PER NCDOT STANDARD CURB AND GUTTER DETAIL.

NOTE: CROSS SECTIONS TO BE ON THOROUGHLY PROOFROLLED BASE & SUBBASE



North Carolina One-Call Center
 CALL 1-800-637-4949
 IT'S THE LAW TO CALL BEFORE YOU DIG!

REVISION	DATE	DESCRIPTION
1	02/26/2024	RFI 1

HWY 49 ANIMAL HOSPITAL
 SITE LAYOUT PLAN
 4850 NC HWY 49 S HARRISBURG, NC 28075
 CABARRUS ALLED PARTNERS, LLC
 PROJECT MANAGER: JOE
 APPROVED BY: JOE
 PROJECT NO. 220887.000
 DRAWN BY: JOE
 CHECKED BY: JOE
 PROJECT START: 09.20.22

CESI CIVIL GEOTECHNICAL SURVEYING
 STATESVILLE BRANCH OFFICE
 PO BOX 54
 STATESVILLE, NC 28687
 P. 704.657.4180
 www.cesigs.com
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